007.0	0006	0025.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 919,500 / 919,500
					USE VALUE: 919,500 / 919,500
					ASSESSED: 919,500 / 919,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		ALFRED RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GERA LIVIO J & GLORIA L
Owner 2:	TRUSTEES/LIVIO GERA TRUST
Owner 3:	
Street 1:	39 ALFRED RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,944 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Clapboard Exterior and 2176 Square Feet, with 3 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4944.000	460,100	4,700	454,700	919,500
Total Card	0.114	460,100	4,700	454,700	919,500
Total Parcel	0.114	460,100	4,700	454,700	919,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.56 | /Parcel: 422.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 6843
GIS Ref:
GIS Ref:
Insp Date: 02/24/18

!735!

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0006-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	460,200	4700	4,944.	454,700	919,600	919,600	Year End Roll	12/18/2019
2019	104	FV	358,400	4700	4,944.	483,100	846,200	846,200	Year End Roll	1/3/2019
2018	104	FV	358,400	4700	4,944.	352,400	715,500	715,500	Year End Roll	12/20/2017
2017	104	FV	336,500	4700	4,944.	306,900	648,100	648,100	Year End Roll	1/3/2017
2016	104	FV	336,500	4700	4,944.	261,400	602,600	602,600	Year End	1/4/2016
2015	104	FV	300,500	4700	4,944.	255,700	560,900	560,900	Year End Roll	12/11/2014
2014	104	FV	300,500	4700	4,944.	210,300	515,500	515,500	Year End Roll	12/16/2013
2013	104	FV	312,400	4700	4,944.	200,000	517,100	517,100		12/13/2012

PRINT

Date	Time
12/10/20	16:27:51

LAST REV

Date	Time
04/18/18	15:42:55

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 735

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GERA GLORIA/LIV	30411-90		7/13/1999	Convenience	10	No	No		N

USER DEFINED

Prior Id # 1:	6843
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	Inspected	BS	Barbara S
2/14/2018	MEAS&NOTICE	BS	Barbara S
1/12/2009	Meas/Inspect	189	PATRIOT
10/20/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	264	PATRIOT
8/23/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4944		Sq. Ft.	Site		0	80.	1.15	1									454,658						454,700	

Total AC/HA: 0.11350 | Total SF/SM: 4944 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,658 | Spl Credit | Total: 454,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13253665
Const Adj.:	0.98980200
Adj $ / SQ:	190.568
Other Features:	118500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	625142
Depreciation:	165037
Depreciated Total:	460104

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
1	5	2	
Totals			
2	12	6	

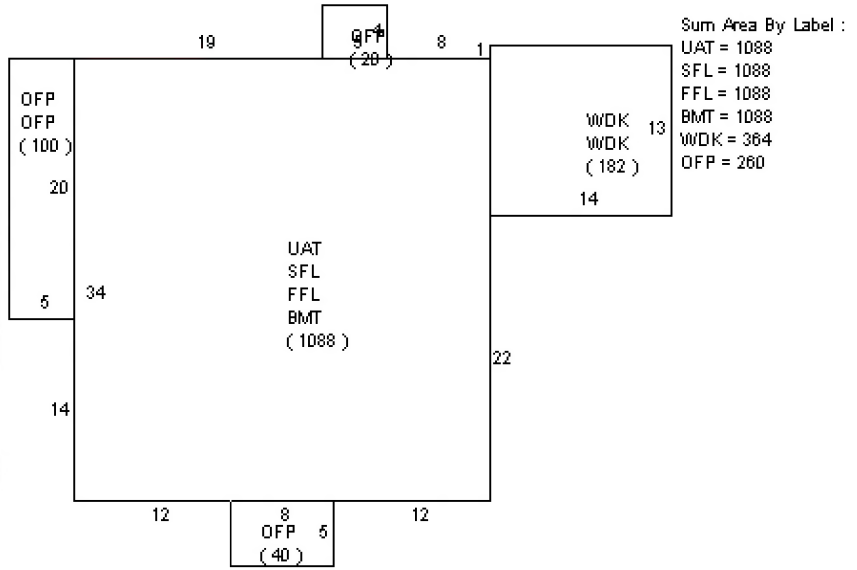
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	190.57
Special Features:	0	Val/Su Net:	110.60
Final Total:	460100	Val/Su SzAd	211.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,088	57.170	62,201
FFL	First Floor	1,088	190.570	207,338
SFL	Second Floor	1,088	190.570	207,338
WDK	Deck	364	8.660	3,152
UAT	Upper Attic	272	76.230	20,734
OFP	Open Porch	260	22.610	5,879

Net Sketched Area:	4,160	Total:	506,642
Size Ad	2176	Gross Are	4976	FinArea	2176
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0006-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1920	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700